

FOR LEASE | INDUSTRIAL
720 KINGSWAY AVE. & 1720 FREMONT DR.
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 10,000 SF to 1.45 Acres Rare Heavy Industrial Zoned Parcel
- ▶ Potential for Water Lot Lease
- ▶ Adjacent to Pitt River Bridge

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Location

The property is centrally located next to Pitt River Bridge, which provides quick and easy access to the Fremont Village area, Pitt Meadows/Maple Ridge, Coquitlam Centre, and Burke Mountain. The property is adjacent to the Mary Hill Bypass, which easily connects to Highway 1 and Lougheed Highway, providing efficient access to various industrial sub-markets in the lower mainland, including Mayfair Coquitlam in 5 minutes, Maple Meadows Business Park in 8 minutes, Port Kells/Northwest Langley in 10 minutes.

Zoning

Based on M2 (Heavy Industrial) allows for trucking, outside storage. Contact broker for full copy of bylaw.

Encumbrances

A portion is encumbered with BC Hydro SRW, contact listing broker for details.

Available Space

10,000 SF to 1.45 acres

Features

- ▶ Rare heavy industrial zoned parcel
- ▶ Central location with easy highway access
- ▶ Hard to find lands zoned for outside storage
- ▶ Potential for water lot lease with port
- ▶ Site will be fully fenced and leveled
- ▶ Single phase power

Basic Lease Rate

\$4.95 PSF per annum net

Taxes & Operating Costs (2023)

\$0.60 PSF per annum, includes management fee

Availability

February 1, 2024



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